



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: March 24, 2022

Project: The Heights at Town Madison, Phase 4E (Certified Plat 2022-003)

**Applicant/
Property
Owner:** Old Town Investments, LLC

Location: South of St. Louis Street, East of Town Madison Boulevard

Request Summary

This is a request for a certified plat for three lots and one tract on 4.11 acres.



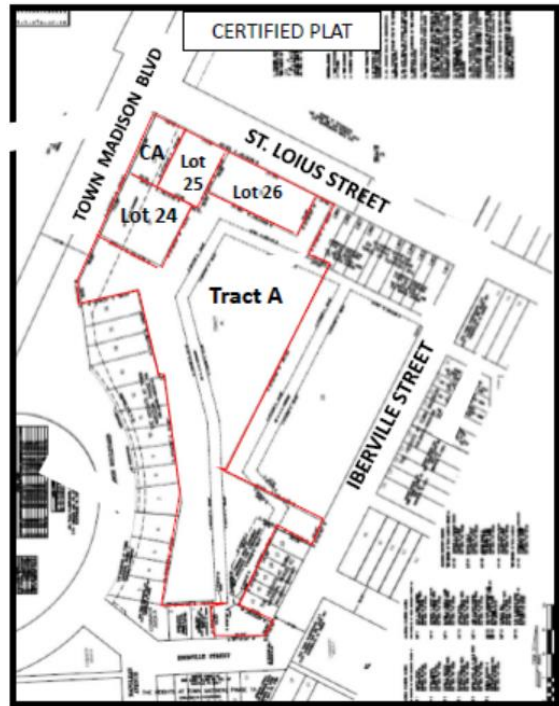
Recommendation

Motion to:

“Approve the Certified Plat for The Heights at Town Madison, Phase 4E (CP2022-003) with contingencies.”

Project Request

This is a certified plat to create three lots each occupied by an existing commercial building. The plat will create one common area, and the remaining area of Tract A, which constitutes parking, landscaping, and a mail station, will contain 3.17 acres.



General Information

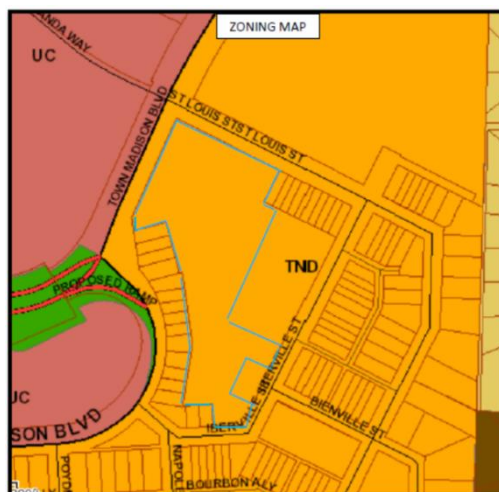
Background:

The Planning Commission approved a certified plat for The Heights at Town Madison, Phase 4D in June of 2021.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	OS (Open Space)	UC (Urban Center)	Stadium
North, East, South and West of Subject Property	OS	TND (Traditional Neighborhood District)	Mixed-Use Subdivision

Conformance with Long



Range Plans:

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1. Future Land Use Map
The Future Land Use Map designates the subject property OS (Opens Space).
2. West Side Master Plan. Not Applicable
3. Growth Plan
The site is within the 1-565 Corridor Key Development Area. The proposed development is compliant with the objectives of the KDA.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

This plat will facilitate the conveyance of property. The plat meets all applicable regulations and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for The Heights at Town Madison, Phase 4E/Certified Plat
2. Final Plat dated and received March 9, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
The Heights at Town Madison, Phase 4E Certified Plat

Planning Department

1. Signatures:
 - a. Surveyor
 - b. Dedication
 - c. Notary
 - d. Huntsville Utilities